

RESOLUTION 2023-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BANNING, CALIFORNIA, MAKING A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES), AND CONSIDERING CONDITIONAL USE PERMIT (CUP) 23-0027 ALLOWING FOR THE OPERATION OF A MEDICAL SPA ON A 1,307 SQUARE-FOOT LOT LOCATED 3080 W. RAMSEY STREET WITHIN THE HIGHWAY SERVING COMMERCIAL ZONING DISTRICT (APN 538-340-007)

WHEREAS, an application for Conditional Use Permit 23-0027 to allow for this use has been duly filed by:

Project Applicant: Shawn Thursby-Palmer
21166 Placerita Canyon Road
Newhall, CA 91321

Property Owner: Weeks Investment Group
721 N. Sunset Avenue
Banning, CA 92220

Project Location: 3080 West Ramsey Street

APN Information: 538-340-007

WHEREAS, the Planning Commission is authorized under Chapter 17.44 of the Banning Municipal Code (“BMC”) to approve proposed Conditional Use Permit 23-0027, to allow for the operation of a medical spa in an existing building located at 3080 West Ramsey Street within the Highway Serving Commercial zoning district (the “Project”); and

WHEREAS, on November 24, 2023, the City gave public notice by advertising in the Record Gazette, a newspaper of general circulation within the City of Banning, and by mailing notices to property owners within 300-feet of the Project, of the holding of a public hearing at which the Project would be considered; and

WHEREAS, on December 6, 2023, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, proposed Conditional Use Permit 23-0027.

NOW THEREFORE, the Planning Commission of the City of Banning does hereby find and determine as follows:

SECTION 1:

A. CEQA. Planning Division staff has determined that the Project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code, § 21000 *et seq.*) and the State CEQA Guidelines (the “Guidelines”) (14 Cal. Code Regs. § 15000 *et seq.*). The Project qualifies under the Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301 because the Project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

B. Multiple Species Habitat Conservation Plan (MSHCP). The project is not subject to MSHCP as the project is an existing facility.

SECTION 2:

Section 17.52.050 of the City of Banning Zoning Ordinance requires that Conditional Use Permit applications meet certain findings prior to the approval by the Planning Commission. The following findings are provided in support of the approval of Conditional Use Permit 23-0027:

Finding A: The proposed use is consistent with the General Plan.

Finding of Fact: Proposed Conditional Use Permit 23-0027 is consistent with the General Plan Land Use Element Policy, which states: “The land–use map shall provide for sufficient lands to provide a large range of products and services to the City and the region while carefully considering compatibility with adjacent residential lands.” The subject property is in the Highway Serving Commercial (HSC) Zoning District on the General Plan land use map. The proposed use is consistent with the GC land-use designation. This land use designation is a commercial core along the Ramsey Street corridor and has special significance to the community because small scale commercial retail and office uses, services, restaurants, and entertainment retail are the primary uses in this district. Mixed Use, residential land uses in combination with commercial businesses, are also encouraged. Bed and breakfasts, hotels and motels are also appropriate in this district. Further, Conditional Use Permit 23-0027 is consistent with General Plan Economic Development Policy, which states: “The City shall take a proactive role in the retention of existing businesses and the recruitment of new businesses, particularly those that generate and broaden employment opportunities, increase discretionary incomes, and contribute to City General Fund revenues.” Approval of proposed Conditional Use Permit 23-0027 would allow the applicant to promote business diversity, while providing an economic benefit to the City.

Finding B: The proposed use is conditionally permitted within the subject land use district and complies with all other applicable provisions of Title 17 of the Banning Municipal Code.

Finding of Fact: Table 17.12.020 (“Permitted, Conditional and Prohibited Commercial and Industrial Uses”) of Section 17.12.020 of Chapter 17.12 of Title 17 of the Banning Municipal Code (BMC) provides that “Medical services, clinics and labs” are conditionally permitted in the General Commercial (DC) Zoning District subject to approval of a Conditional Use Permit (CUP) by the Planning Commission. Therefore, the medical spa will comply with all applicable provisions of Title 17 with approval of a CUP. The project meets or exceeds all other minimum development standards provided in Table 17.12.030.

- Finding C:** The proposed use would not impair the integrity and character of the land use district in which it is to be located.
- Finding of Fact:** The proposed use would be located on West Ramsey Street, which is a major arterial highway within the city, and it was anticipated that the area would contain commercial businesses currently permitted within the City under BMC.
- Finding D:** The subject site is physically suitable for the type and intensity of land use being proposed.
- Finding of Fact:** The subject site is currently developed, and the applicant is proposing the operation of a medical spa. The site is in an area surrounded by general commercial uses, furthermore, the site has adequate parking, landscaping, and lighting.
- Finding E:** There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
- Finding of Fact:** The subject site is served by public and private utilities, including the City's water, sewer, and electrical utilities. The subject site has access and is served directly from West Ramsey Street which is an existing developed roadway with existing utilities.
- Finding F:** There will not be significant harmful effects upon environmental quality; natural resources; or neighborhood characteristics.
- Finding of Fact:** The dialysis center will not create any significant environmental impacts. The use will not create significant harmful effects to the environment, natural resources, or neighborhood characteristics.
- Finding G:** The proposed location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interests, health, safety, convenience, or welfare of the city.
- Finding of Fact:** The proposed location, design, and operating characteristics of the proposed medical spa will not be detrimental to the public interests, health, safety, convenience, or welfare of the city and will complement existing businesses located on West Ramsey Street.

SECTION 3:

Based on the foregoing, the Planning Commission of the City of Banning hereby approves Conditional Use Permit 23-0027, consistent with the recommended Conditions of Approval attached hereto as Exhibit "A".

PASSED, APPROVED, AND ADOPTED this 6th day of December 2023.

Richard Krick, Chairperson
Banning Planning Commission

APPROVED AS TO FORM
AND LEGAL CONTENT:

Steven L. Flower, Assistant City Attorney
Richards, Watson & Gershon

ATTEST:

Sandra Calderon, Recording Secretary
City of Banning, California

CERTIFICATION:

I, Sandra Calderon, Recording Secretary of the Planning Commission of the City of Banning, California, do hereby certify that the foregoing Resolution 2023-20, was duly adopted by the Planning Commission of the City of Banning, California, at a regular meeting thereof held on the 6th day of December 2023, by the following vote, to wit:

AYES:

NOES: None

ABSENT: None

ABSTAIN: None

Sandra Calderon, Recording Secretary
City of Banning, California



City of Banning

Community Development Department

Conditions of Approval

PROJECT: Conditional Use Permit 23-0027

SUBJECT: Conditions of Approval (Planning Commission Resolution 2023-20)

APPLICANT: Shawn Thursby-Palmer

LOCATION: 3080 W. Ramsey St. Banning, CA 92220 (APN 538-340-007)

EXHIBIT A

To Planning Commission Resolution 2023-20

*** All fair share agreements, covenant agreements and agreements subject to recordation will be subject to review and approval by the City Attorney and will include appropriate enforcement provisions by the City and be properly securitized.**

Community Development Department

The following conditions shall be considered General Conditions and reflect standard code compliance measures applicable to most occupancy types and commercial buildings within the City of Banning. (NOTE: Conditions shall not be implemented unless directed by the Banning Fire Marshal, Building Official, and/or Community Development Director):

1. The establishment of a medical spa facility permitted under Conditional Use Permit 22-8008 ("Project") shall always comply with all federal, state, County and City laws, codes, regulations, and standards, including those that relate to hazardous materials.
2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to, arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project, whether such actions are brought under the California Environmental Quality Act (CEQA), State Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Sections 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance,

rule, regulation, or any decision of a competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

3. Approval of this entitlement shall not waive compliance with any sections of the Banning Municipal Code (BMC), other applicable City ordinances, in effect at the time of building permit issuance.
4. A copy of the signed Resolution of approval and these conditions of approval imposed on CUP 23-0027 shall be reproduced in legible form on the improvement plans submitted for review and approval as required by the reviewing department.
5. Exterior lighting shall be shielded or recessed so that light is contained within the boundaries of the Project parcel on which the lighting is located. All lighting shall be directed downward and away from adjoining properties and public rights-of-way.
6. The Project shall provide anti-graffiti coating on all walls around the perimeter of the project site and all walls shall match in color, texture, and design. All graffiti shall be removed within 24 hours.
7. Existing parking stalls shall be retained to ensure adequate parking.
8. The landscape plan shall demonstrate compliance with Zoning Ordinance requirements related to minimum dimensions and percentages of landscaping in parking areas, including required front yard setback landscaping.
9. Medical spa use and removal of toxic substances, solid waste, and flammable liquids shall conform to all applicable federal, state, and local regulations. All required licensing shall always be maintained in good order. Lapse or revocation of any required license shall result in the voiding of the CUP 23-0027 approval.
10. The subject property shall be developed and maintained in accordance with the site plans stamped approved by the City and on file in the Planning Division, the conditions contained herein, and the applicable regulations within the BMC.

Building Department:

The following conditions shall be considered General Conditions and reflect standard code compliance measures applicable to most occupancy types and commercial buildings within the City of Banning. (NOTE: Conditions shall not be implemented unless directed by the Banning Fire Marshal, Building Official, and/or Community Development Director):

11. All structures shall be designed in accordance with the current version of the California Building Codes, including the California Green Building Standards Code. Design all structures to comply with Seismic Design Category D, basic wind speed should be site specific and determined from ATC at www.atcouncil.org/windspeed with exposure type "C", and Energy Calculations shall be designed per Climate Zone 10.
12. Banning Electric does not release electric meters until final approvals are obtained from all agencies and departments.
13. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Banning Electric.
14. Identify if a new gas meter service is to be installed or connection to the existing service meter.
15. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
16. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the Riverside County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
17. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency may sign the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
18. All construction materials, which are not used, shall be recycled pursuant to the requirements per the California Green Building Standards Code. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, all trash receipts shall be forwarded to the City.
19. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Riverside County Fire Department.

20. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
21. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)
22. All deferred plan items are to be identified on the cover sheet of the drawing plans.
23. The structure's sewer is to be connected to the public sewer system when provided. When the public system is not available, an onsite septic system is to be installed. Obtain a septic system handout at the permit counter for requirement information. Percolation test is required with report provided at time of septic system application.
24. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route.
25. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
26. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next day inspection. Please contact (951) 922-4820
27. Prior to final inspection, provide Building & Safety with a zip drive of the final approved amended plans, calculations, and documents.
28. Plan review application approval is valid for a period of 180 days after application date (plan check submittal date) if the permit is not obtained within that time period the approval expires and becomes null and void. The Building Official may extend the time for action by the applicant for a period of 90 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration the applicant shall resubmit plans and pay a new plan review fee.

Banning Electric Utility (BEU):

29. The Utility will require a single service connection for this new building. Future building plans will need to include electric service panel schedule and proposed location. If the developer intends to use the existing service at address 6350 W. Ramsey St., Suite Q to serve this parcel, then a parcel merger will be required.
30. Banning Electric Utility will design the electric utility plan that will consist of conduits, equipment pads and other substructures. This may include undergrounding of existing utility facilities on the south frontage of the property and the intercept of any existing conduits within the City's right-of-way.
31. The Utility will require areas/locations for onsite electric distribution equipment such as the pad-mounted transformer, pad-mounted switchgear, vault & service equipment etc. The areas/locations must be sufficient for safe operation and maintenance of the electric equipment. The infrastructure installed shall be adequate to support safe delivery of power to this project.
32. The developer/applicant will be responsible for dedicating an easement for areas of onsite electric utility infrastructure.
33. The developer will be responsible for all costs of onsite/offsite electric utility infrastructure needed to supply power to this project.
34. The developer is responsible for cost associated with any relocations of utility poles or supporting apparatus due to street improvements, grading or lot line adjustments that might be required.
35. The installation of conduit and street light base per Utility standard SD600-31 may be required as part of this project. The developer will need to provide a galvanized steel street light pole per Utility standard SD600-30.
36. Prior to the issuance of any grading, construction, or public works permit by the City, the Applicant shall obtain any necessary clearances and/or permits from the following agencies. Permits will not be unreasonably withheld if the developer has met all typical standards for a permit and satisfied all relevant conditions of approval for the appropriate permit:
 - City of Banning Fire Marshall
 - City of Banning Police Department
 - City of Banning Community Development Department
 - City of Banning Public Works Department
 - City of Banning Water/Wastewater Department
 - City of Banning Electric Department
 - California Regional Water Quality Control Board Colorado River Basin
 - South Coast Air Quality Management District
 - Army Corps of Engineers
 - California Department of Fish and Wildlife

- US Fish and Wildlife Service
- Riverside County Airport Land Use Commission

37. The applicant is responsible for meeting all requirements of permits and/or clearances from the agencies from the non-inclusive list above. When the requirements include approval of approved plans, the applicant shall furnish such proof of approvals when submitting improvement plans to the City. The applicant shall comply with all conditions and mitigation measures and submit copies of all correspondence with the agencies to the Engineering Division.
38. All required plans and studies shall be prepared by a Registered Professional Engineer, Registered Professional Geologist, Registered Professional Landscape Architect or Registered Professional Surveyor in the State of California and submitted to the Public Works Department for review and approval.
39. The design of public infrastructure elements shall conform to the requirements of these Conditions of Approval, City General Plan, City/Regional Master Plans, City of Banning Grading Manual, City of Banning codes/standards, Standard Specifications for Public Works Construction (current edition), and Caltrans Standards and Specifications at no cost to any governmental agency as required by the City Engineer.
40. The design of private grading and improvements outside of public right of way shall comply with the City of Banning Grading Manual, Title 18 of the City of Banning Municipal Code, California Building Code, State Water Resources Control Board orders, rules, and regulations, and City of Banning standards and practices.
41. The following is a non-inclusive list of items that may be required by the Public Works Department. Unless otherwise authorized in writing by the City Engineer, plans shall utilize the minimum scale specified and shall be drawn on 24"x36" Mylar film. Plans should be drawn at a larger scale if additional detail and/or clarity is desired (Note: The applicant may be required to prepare other improvement plans not listed here pursuant to improvement required by other agencies and utility purveyors):

Public Works Department Plan Submittal Guidelines	
Precise Grading Plan	1"=20' Horizontal
Retaining Wall Plan	1"=40' Horizontal
Haul Route Plan	1"=40' Horizontal
Clearing Plan	1"=40' Horizontal
Demolition Plan	1"=40' Horizontal
Erosion and Sediment Control Plan	1"=40' Horizontal
Street Improvement Plans	1"=40 Horizontal and 1"=4' Vert
Traffic Signing and Striping Plan	1"=40 Horizontal
Traffic Control Plan	1"=40' Horizontal

42. Other engineered improvement plans prepared for City approval that are not listed herein shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.
43. All off-site plan and profile, street improvement plans, and signing and striping plans shall show all existing improvements for a minimum distance of 200 feet beyond the project limits, and to a distance sufficient to show any required design transitions.
44. An index map shall be provided on the title sheet of all plan sets showing the overall view of the entire work area.
45. Prior to issuance of any permit, the Applicant shall submit a construction access plan and schedule for the development of all facilities for Community Development Director and City Engineer approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
46. The applicant is responsible for resolving any conflicts with existing or proposed easements. All easement(s) of record and proposed easements shall be shown on the final map, grading plan, and improvement plans where applicable.
47. Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to the Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
48. All future utility systems including gas, electric, telephone, water, sewer, and cable TV, shall be provided for underground, with easements provided as required, and designed and constructed in accordance with City codes and the utility provider. Telephone, cable TV, and/or security systems shall be pre-wired.
49. Any existing public improvements, or public improvements not accepted by the City that are damaged during construction shall be removed and replaced as determined by the City Engineer or his/her representative.
50. All precautions shall be taken to prevent washouts, undermining and subsurface ponding, caused by rain or runoff to all surface structures (curbs, gutters, sidewalks, paving, etc.). The Engineering Division may order repair, removal and replacement, extra compaction tests, load tests, etc. or any combination thereof for any such structure that was damaged or appears to have been damaged. All of the additional work, testing, etc., shall be at the expense of the Applicant.
51. Prior to the release of surety and upon completion of construction, the Applicant shall furnish the City with reproducible record drawings on Mylar film of all improvement plans that were approved by the City Engineer. Each sheet shall be clearly marked "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying the accuracy and completeness of the drawings. The applicant shall have all AutoCAD files submitted to the City, revised to reflect the "As-Built" conditions

52. The Applicant shall be responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Internet, etc.) to ensure there are no conflicts with site development. All existing on-site utility lines that conflict with this project shall be relocated, removed, or sealed to the satisfaction of the City Engineer.
53. The applicant shall provide an easement over, across, and which provides ingress and egress to all private water quality, stormwater, drainage basins, public water facilities, public sewer facilities, public electric facilities, and fire department access to be dedicated to the City, for ingress, egress, and right to inspect, repair, remove, and replace unless otherwise directed by the City Engineer.
54. The applicant shall verify and/or set all property corners, r/w corners, and centerline monuments. Subsequently, the applicant shall cause the surveyor to file the appropriate documents and records to the County of Riverside.
55. No water quality devices, structures, or BMPs are permitted within the ultimate right of way
56. In accordance with the California Building Code, Title 24, and the requirements of the Americans with Disabilities Act (ADA), facilities for disabled persons shall be constructed in locations specified by the City Engineer (i.e., accessible paths of travel, curb ramps, etc.).
57. All streets shall have a maximum grade of 15 percent. Wherever feasible street grades should be kept to 10 percent or less.
58. Access drives to the public right-of-way shall be restricted to those approved by the City Engineer as shown on the approved plans.
59. Commercial/Industrial driveway grades shall not exceed eight percent unless approved by the City Engineer.
60. Development Impact Fees shall be paid in accordance with the fee schedule in effect at the time that the fees are paid.
61. Public Works Inspection fees shall be paid prior to the issuance of any permits in accordance with the fee schedule in effect at the time of scheduling.
62. A plan Urgent Care fee shall be paid for any engineering plans that may be required prior to issuance of certificate of occupancy in accordance with the fee schedule in effect at the time the fee is paid.

Fire Department

The following conditions shall be considered General Conditions and reflect standard code compliance measures applicable to most occupancy types and commercial buildings within the City of Banning. (NOTE: Conditions shall not be implemented unless directed by the Banning Fire Marshal under a specific or routine inspection):

63. Fire Hydrants and Fire Flow:

- a. Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. [Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C]

64. Fire Department Access: Access roads shall be retained to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. Access roads shall be all weather and capable of sustaining 40,000 lbs. over two axles for areas of residential development and 60,000 lbs. over two axels for commercial developments. Approved vehicle access, either permanent or temporary, shall be provided during construction. [Ref. CFC 503.1.1, 3310.1 and 503.2.1]

65. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. [Ref. CFC 503.4.1]

66. Construction Permits Fire Department Review: Submittal of any future tenant improvement plans/construction plans shall require review by the Office of the Fire Marshal for development, construction, installation, and operational use permitting. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.

67. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Banning. The requirement for a Fire Sprinkler System also includes canopies over 3,600 square feet or larger or a combination of new building area and canopy area that equal or exceeds 3,600 square feet.

68. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72.

69. Knox Box and Gate Access: New and substantially renovated Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1 (NOTE: "Substantially renovated" shall be

determined – at their sole discretion – by the City of Banning Building Official and Office of the Fire Marshal).

70. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

- Deferred Submittals (as applicable to Business License requirements):
- Fire Suppression Systems
- Fire Alarm System

71. Newly constructed, or substantially renovated, outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing. (**NOTE: “Substantially renovated” shall be determined – at their sole discretion – by the City of Banning Building Official and Office of the Fire Marshal.**)

END